



Town of Arlington, Massachusetts
730 Massachusetts Ave., Arlington, MA 02476
Phone: 781-316-3000

webmaster@town.arlington.ma.us

Building Committee Minutes 05-20-2003

TOWN OF ARLINGTON MINUTES REGULAR MEETING PERMANENT TOWN BUILDING COMMITTEE TUESDAY, MAY 20, 2003

PRESENT: William Shea, Vice Chair Suzanne Owayda
 Nancy Galkowski John Sanchez
 Robert Juusola Charles Stretton

ABSENT: John Cole
 Thomas Caccavaro
 Kathleen Donovan

PARTICIPANTS: Maryellen Loud, Director - Robbins Library
 Bill Dickinson, Architect – Nashawtuc Architects Inc.
 Stefan Chaires, DRA
 Joe Drown, Design Partnership of Cambridge Inc.
 Robert Lynch, Principal – Dallin School
 Alan Brown, Principal – Thompson School
 Chris Granda, Sustainable Arlington
 Greg Heath, Dallin Group

CALL TO ORDER: 7:30 p.m.

ROBBINS LIBRARY – M. LOUD/B. DICKINSON

- Ms. Loud distributed copies of the Review of the Main Entrance Doors at the Robbins Library which described the condition and the current issues involving the interior and exterior main entry doors.
- Mr. Bill Dickinson of Nashawtuc Architects Inc. reviewed the report. There are two separate problems. The ten-year-old exterior entry grading is falling off the doors and corroding. The interior set of doors are difficult to use and do not operate well. Recommendations included:
 - o Exterior – Replace with solid aluminum storefront system and new butt-hinged doors. An automatic opener will be provided with push button operation.
 - o Interior – Several options were proposed. (1.) Replace with butt-hinged manual operated bronze doors and a new automatic opener with relocated push button operation. (2.) Provide fully automatic bronze sliding door operated by motion detectors. The architect and Ms. Loud felt that option no. 1 would be a very workable solution.
- Once the PTBC has approved one of these proposals, Ms. Loud will take that proposal to the Historical Commission (for approval on the exterior doors) and then come back to the PTBC with the final drawings before going out to bid.
- The committee will discuss the issue later on this evening and call the Library Director in the morning.
- Three invoices were left for the committee's approval.

DALLIN UPDATE – S. CHAIRES

- DRA will be represented by Owen Beenhouwer at next week's Town Meeting on the Dallin School Warrant Article presentation.
- An updated DRA construction cost estimate as compared to the Daedalus cost estimate was provided by Mr. Chaires for the committee's review. The two estimates are within 2 ½ % of each other. The Daedalus estimate totals \$9.16 million, and DRA's most recent updated estimate from Jack Foley totals \$9.03 million. Because the numbers are so close, Mr. Chaires recommended \$9.1 million as the estimated construction cost. Bonding costs have not been calculated as yet. He noted that printing and advertising increased from \$30 to \$40,000.

- Also attached to the cost estimate was a list of construction cost reduction possibilities that were reviewed by the committee two weeks ago.
- The PTBC will be asking Town Meeting for an additional \$2.2 million to supplement the existing appropriation of \$9.2 million for the Dallin project. There was a brief discussion about the current competitive trend in the construction market and how that might have a positive effect on the bidding for the Dallin project if done this year. While Town Meeting members will be advised of that information, Mr. Shea said that it was not the charge of the committee to take a position and make a recommendation to go forward on the project.
- DRA is still working on responses to Daedalus comments.

Peirce

- According to the architect, there has been some progress on the Peirce punch list. There has been no response as yet, however, to a letter that was issued to Castagna requesting a schedule for completion of the work. The contractor will not be paid until there has been significant progress on the punch list.

THOMPSON & STRATTON DESIGN UPDATES – DPC

- The following information was distributed and reviewed by Mr. Drown of DPC:
 - o Proposed cost reductions based on the cost estimate presented at the last meeting for the Stratton (\$1,697,882) and Thompson Schools (\$1,773,656).
 - o Hazardous materials assessments for the Thompson & Stratton Schools from Smith & Wessel Associates, Inc.
- The architect met with John Cole and a number of the town's regulatory agencies today.
- The MTC report reviewed by Mr. Jacob at the last meeting will be put on the agenda for approval to submit at the next meeting on June 3rd.

TOWN MEETING PRESENTATION

- The committee reviewed and revised the PTBC Town Meeting report prepared by John Cole. It was recommended that a comparison of school building costs in other communities be included in the report.

INVOICES

On a **MOTION** by Ms. Galkowski and seconded, it was VOTED to **approve Nashawtuc Architects Inc. invoice in the amount of \$4,122.00 for evaluation and recommendations of the main entrance doors at the Robbins Library. Approval of this invoice is subject to compliance of bidding laws and review by the town's purchasing agent.** ROLL CALL VOTE: Unanimous

On a **MOTION** by Mr. Stretton and seconded by Mr. Juusola, it was VOTED to **approve Design Partnership of Cambridge Inc. invoice #23059 in the amount of \$49,500.00 for the Thompson School project and invoice #23060 in the amount of \$57,170.00 for the Stratton School project.** ROLL CALL VOTE: Unanimous

(Ms. Galkowski made a second request for financial detail before approval of invoices.)

On a **MOTION** by Mr. Juusola and seconded, it was VOTED to **approve Design Partnership of Cambridge Inc. invoices for copying charges in the amount of \$996.32 for the Stratton project and \$799.01 for the Thompson project.** ROLL CALL VOTE: Unanimous

ADJOURNMENT

The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Marie Carroll